

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
NWC Maple and South Cove
Roads
2212 Maple Road
15th Election District
5th Councilmanic District
Jeffrey A. Scheeler, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft. in lieu of the required 10 ft.; and a variance from Section 303.1 of the B.C.Z.R. to permit a front yard average setback of 25 ft., in lieu of the required 28 ft., for an attached garage, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with

the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of May, 1992 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 303.1 of the B.C.Z.R. to permit a front yard average setback of 25 ft., in lieu of the required 28 ft., for an attached garage, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. Compliance with the Department of Environmental Protection and Resource Management (DEPRM) recommendations to be submitted upon completion of their review of this matter.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmm

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 20, 1992

Mr. and Mrs. Jeffrey A. Scheeler
2212 Maple Road
Baltimore, Maryland 21219

RE: Petition for Residential Zoning Variance
Case No. 92-402-A

Dear Mr. and Mrs. Scheeler:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

ORDER RECEIVED FOR FILING
Date 5/22/92
By M. J. Gork

ORDER RECEIVED FOR FILING
Date 5/22/92
By M. J. Gork

-2-

-3-

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plot attached hereto and made a part hereof, petition for a Variance from Section 1B02.3.C.1 & 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7' in lieu of the required 10' & a front yard average setback of 25' in lieu of the required 28'. (Both for proposed attached garage)

Due to practical difficulty we are applying for an area variance. Additionally, we state the following: (1) Strict compliance of current setback requirements would hinder the use of our property to the extent that we would not be able to construct any garage that would accommodate our vehicle. (2) Granting the area variance to us would not be an injustice to us or surrounding property owners. (3) Granting the variance would not compromise the spirit of the ordinance throughout the neighborhood, nor would it effect the public safety or welfare of anyone.

Property is to be advertised under posted as prescribed by Zoning Regulations. I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

Address

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

AFFIDAVIT
IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) hereunto competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 2212 Maple Road, Baltimore, MD 21219.

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (nature, location or physical difficulty)

We are applying for an area variance due to practical difficulty.

Furthermore, we state the following: (1) Strict compliance of current setback requirements would hinder the use of our property to the extent that we would not be able to construct any garage that would accommodate a vehicle.

(2) Granting the area variance to us would not be an injustice to us or any surrounding property owners.

(3) Granting the variance would not compromise the spirit of the ordinance throughout the neighborhood, nor would it effect the public safety, health or general welfare of anyone.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a responding and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of April, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey A. Scheeler and Doris J. Hall-Scheeler

As WITNESS my hand and Notarial Seal.

4-20-92

My Commission Expires: NATHAN O. DOMINICK, Notary Public State of Maryland, Commission Expires August 1, 1995

ZONING DESCRIPTION FOR 2212 MAPLE ROAD

Beginning at a point on the West side of Maple Road which is Fourty-Four Feet wide at the distance of Thirty-Two Feet North of the centerline of the nearest improved intersecting street, S. Cove Road which is Fourty-Four Feet wide. Being Lot # 2814 in the subdivision of Lodge Forest as recorded in Baltimore County Plat Book # 10, Folio 76,77 containing .2419 acres. Also known as 2212 Maple Road and located in the (15) Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15-24 Date of Posting: 5/19/92
Posted for: Variance
Petitioner: Jeffrey A. Scheeler & Doris J. Hall-Scheeler
Location of property: 2212 Maple Rd. N. side of S. Cove Rd.
Location of Sign: 2212 Maple Rd. N. side of S. Cove Rd. on property of Jeffrey A. Scheeler & Doris J. Hall-Scheeler
Remarks: None
Posted by: [Signature] Date of return: 5/27/92
Number of Signs: 1

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

PAID PER HAND-WRITTEN RECEIPT DATED 4/20/92

5/04/92

H9200435

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
TOTAL:		\$85.00

LAST NAME OF OWNER: SCHEELER

Please Make Checks Payable To: Baltimore County

Cashier Validation

RECEIVED BY: [Signature]
DATE: 5/19/92
FOR: ADMINISTRATIVE
BALTIMORE COUNTY ZONING DEPARTMENT
OFFICE: [Signature]
MUNICIPALITY: [Signature]
VALIDATION OF SIGNATURE OF CASHIER: [Signature]
DATE: 5/19/92

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 18, 1992

Mr. & Mrs. Jeffrey A. Scheeler
2212 Maple Road
Baltimore, MD 21219

RE: Item No. 435, Case No. 92-402-A
Petitioner: Jeffrey A. Scheeler, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Scheeler:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
20th day of April 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Jeffrey A. Scheeler, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: April 28, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - April 20, 1992 &
April 27, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Charles Elerman - ITEM 425
Gary P. Sweat - ITEM 430
Kathleen and Jimmy Ledwell
Jeffrey and Doris Scheeler / 435
Louis and Janet Heidrich

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

425.txt
Petitions.txt

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 30, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 27, 1992

LEGAL OWNER: JEFFREY A. Scheeler 435

There are no comments for this site.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 12, 1992

FROM: J. Lawrence Pilson

SUBJECT: Jeffrey A. Scheeler and Doris J. Hall-Scheeler
2212 Maple Road - ZAC Meeting 4-27-92 435

The above-referenced matter has been reviewed by the Department of Environmental Protection and Resource Management. Comments are as follows:

The Environmental Impact Review Division requests an extension for the review of the zoning variance petition for 2212 Maple Road to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations.

If you have any questions, please contact me at extension 2762.

J. Lawrence Pilson
J. Lawrence Pilson, Development Coordinator
Department of Environmental Protection
and Resource Management

JLP:tjl

SCHHEELER.ZON/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

MAY 7, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JEFFREY A. SCHEELER AND DORIS J. HALL-SCHEELER
Location: #2212 MAPLE ROAD
Item No.: * (RT) 435 Zoning Agenda: APRIL 27, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. James H. Fisher* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 11 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: May 4, 1992

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 4, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for the following items: (no item numbers assigned for five properties)

- Item 430
- K. Ledwell SE/S Old Hanover Road 435
- J. Scheeler and D. Hall-Scheeler 2212 Maple Road
- New North Point Company, Inc. 3838 North Point Road
- BBS Building Limited 1313 York Road
- L. Heidrick #8 Kelbark Court

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

Department of Recreation and Parks
Development Review Committee Response Form *WPK* Date *5/4/92*

Project Name	File Number	Waiver Number	Zoning Issue	Meeting Date
8100 Stevenson Road (Chizuk Amuno Congregation)	STP	RP	427 ✓	4-20-92
7446 Berkshire Road	DEPRM RP (AT EIRD)		428 ✓	No Comments
Oella Parcel A, Lots 34-38; Parcel B, Lots 40-45; Parcel C-1, Lots 47-67	Oella CRG	STP	424 ✓	No Comments
9928 York Road (Taco Bell)	VIII-609 (921262)	DEPRM RP (AT EIRD)	423 ✓	No Comments
COUNT 8				
2212 Maple Road	DED DEPRM RP STP TE		425 ✓	4-27-92 No Comments
Magsamen Property (W/S Notchcliff Road)	DED DEPRM RP STP TE		436 ✓	No Comments
3838 North Point Boulevard	DED DEPRM RP STP TE		431 ✓	No Comments
14311 Old Hanover Road	DED DEPRM RP STP TE		433 ✓	No Comments
1243 Lanover Road	DED DEPRM RP STP TE		434 ✓	No Comments
1313-1315 York Road	DED DEPRM RP STP TE		438 ✓	No Comments
8 Kelbark Court	DED DEPRM RP STP TE		439 ✓	No Comments
1500 Glencoe Road - Oldfields School, Inc.				

CR-92-399-XA

BALTIMORE COUNTY, MARYLAND
Inter-office Correspondence

TO: J. Lawrence Pilson
Development Coordinator
Dept. of Environmental Protection
and Resource Management

DATE: May 22, 1992

FROM: Lawrence E. Schmidt
Zoning Commissioner

SUBJECT: Case No. 92-402-A, Item 435
Property: 2212 Maple Road
Jeffrey A. Scheeler, et ux, Petitioners

Attached is a copy of my Order dated May 22, 1992 regarding the above subject matter.

You indicate in your comment dated May 12, 1992 that you need an extension of time for the review of this variance petition. When you have determined your position in this matter, I would greatly appreciate your notifying the Petitioners whether this proposed development is in compliance with the Chesapeake Bay Critical Area Regulations.

Thank you for your cooperation.

LES:mmm
att.

92-402-A
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 22, 1992

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item 435
2212 Maple Road

Zoning Advisory Committee Meeting of April 27, 1992.

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

See attached Chesapeake Bay Critical Area Findings.

JLP:ju

JABLON/S/TXTJEU

RECEIVED
JUL 5 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: July 15, 1992

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 435
Scheller Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 2212 Maple Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. & Mrs. Jeffrey Scheller

APPLICANT PROPOSAL

The applicant has requested a variance from section 180.23.C.1 & 303.1 of the Baltimore County Zoning Regulations to permit "a side yard setback of seven feet in lieu of the required ten feet and a front yard average setback of twenty-five feet in lieu of the required twenty eight feet".

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Memo to Mr. Arnold Jablon
July 15, 1992
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Finding: This property is located approximately 900 feet from the tidal waters of North Point Creek. Therefore, no disturbance of the shoreline buffer shall occur.

2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1995, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 26-543(e)(1)>.

Finding: This proposed garage creates impervious surfaces which sum to approximately 15% of the lot. Additional impervious surfaces shall not be allowed if they sum to more than 25% of the lot.

4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.

Finding: The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.

Shrub and small tree list: 4 items - ball and burlap or 2 gallon container size

Tree list: 1 items - ball and burlap
1 - 1.5 inch caliper

Memo to Mr. Arnold Jablon
July 15, 1992
Page 3

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

5. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

Finding: Stormwater runoff shall be directed from impervious surfaces associated with this plan, to previous areas, to encourage maximum infiltration.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter, Director

JJD:NSP:ju
Attachment

SCHELLER/TXTN55

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

April 30, 1992

(410) 887-3353

Jeffrey and Doris Scheller
2212 Maple Road
Baltimore, Maryland 21229

Re: CASE NUMBER: 92-402-A
LOCATION: 2212 Maple Road
15th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before May 3, 1992. The closing date is May 18, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioners. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioners), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

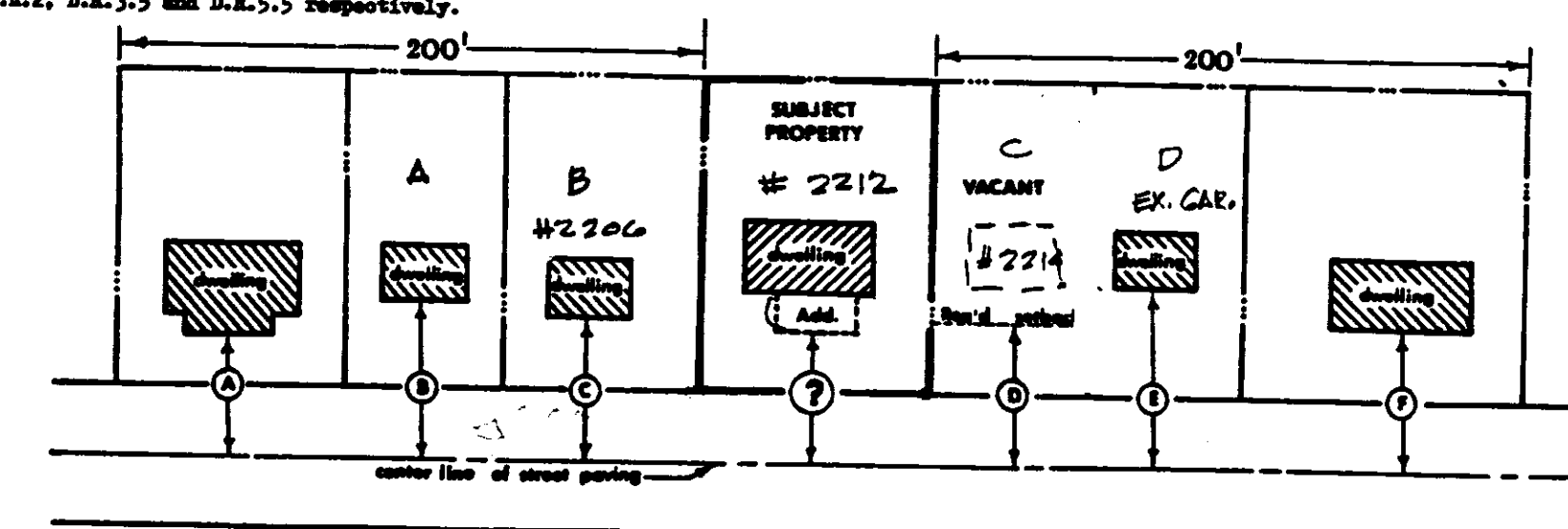
SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES
NEW FOR IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

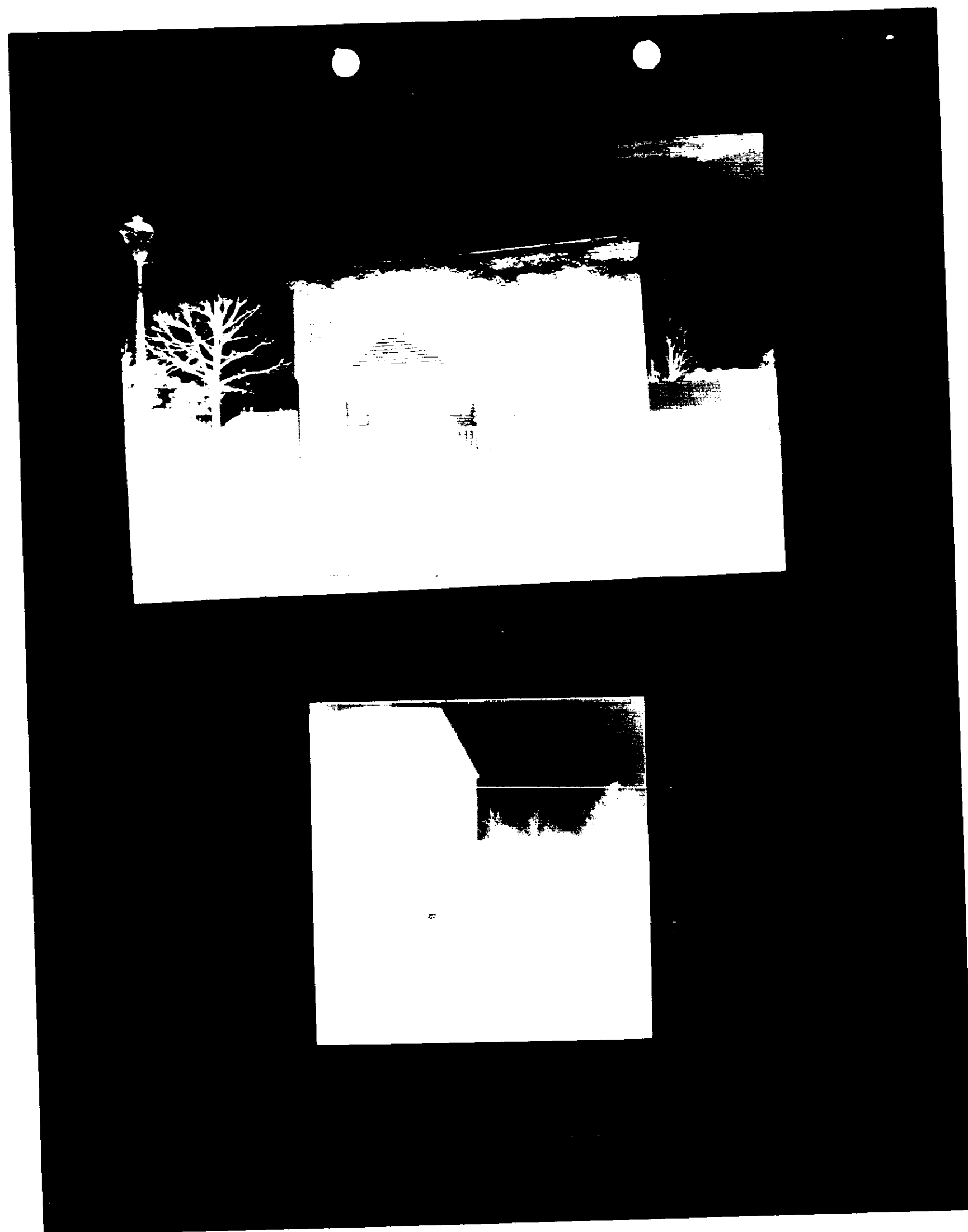
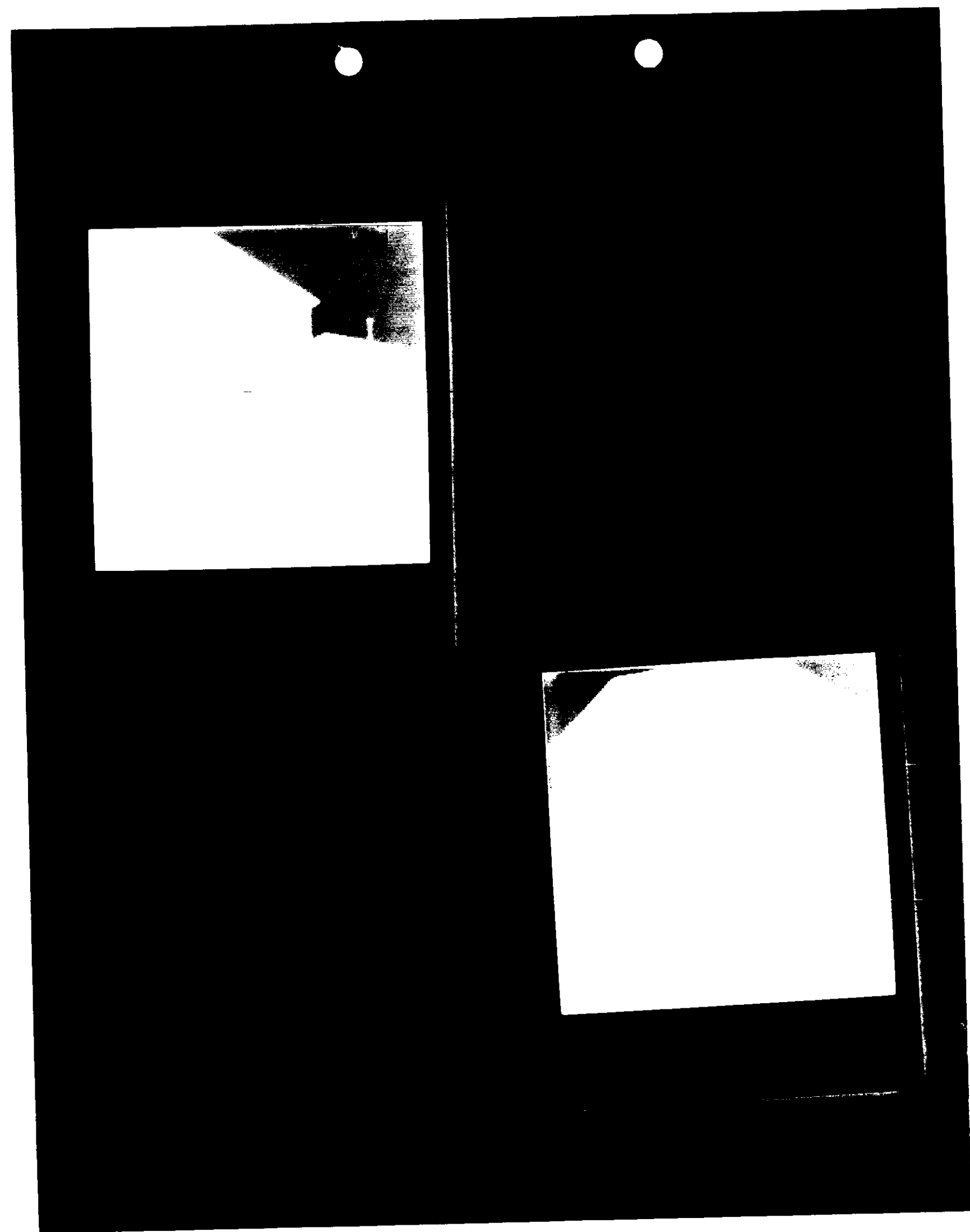
303.1 - In D.R.2, D.R.3-5 and D.R.5-5.5 zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situated within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof; provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3-5 zones and 40 feet in D.R.5-5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified themselves in the zone regulations for D.R.2, D.R.3-5 and D.R.5-5.5 respectively.

A 28 ft.
B 28 ft.
C 28 ft.
D 28 ft.
E 28 ft.
F 28 ft.

TOTAL (112) + (4) = 28 F
% of setbacks
REQUIRED FRONT SETBACKS (averaged)

NORMAL REQUIRED SETBACKS
D.R.2 - 65 ft.
D.R.3-5- 55 ft.
D.R.5-5- 50 ft.





Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 2212 MAPLE ROAD
 Subdivision name: LODGE FOREST
 plat book # 10, folio 36, lot # 2814 sections 1-4
 OWNER: JEFFREY A. SCHULER & DORIS J. HALL-SCHULER

Petitioners No 1

A-504-5P

date: 2-25-92
 prepared by: JIG CIRCULAR

Drawn: 30'

LOCATION INFORMATION

Councilman's District: 5
 Election District: 15TH
 1"=200' scale map: SE 7-H
 Zoning: D.R.-5.5
 Lot area: 2,241.9 sq. ft.
 10,539.89 sq. ft.

SEWER: ☒ WATER: ☒
 Chesapeake Bay Critical Area: ☒
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY
 reviewed by: R.T.
 ITEM #: CASE#:

